



COMMUNITY DEVELOPMENT DEPARTMENT

17555 Peak Avenue Morgan Hill CA 95037 (408) 779-7247 Fax (408) 779-7236
Website Address: www.morgan-hill.ca.gov

ARCHITECTURAL REVIEW BOARD MEETING MINUTES

REGULAR MEETING

APRIL 18, 2002

PRESENT: Fruit, Kennett, Martin, Pyle

ABSENT: None

LATE: None

STAFF: Senior Planner (SP) Linder and Associate Planner (AP) Tolentino

REGULAR MEETING

Chair Fruit called the meeting to order at 7:00 p.m.

DECLARATION OF POSTING OF AGENDA

SP Linder certified that the meeting's agenda was duly noticed and posted in accordance with Government Code Section 54954.2.

OPPORTUNITY FOR PUBLIC COMMENT

Chair Fruit opened the public hearing.

There being no one present who wished to speak, the public hearing was closed.

MINUTES:

MARCH 21, 2002 BOARD MEMBERS MARTIN/FRUIT MOTIONED TO APPROVE THE MINUTES OF THE MARCH 21, 2002 MEETING ON A VOTE OF 2-0-2-0 AS FOLLOWS: AYES: FRUIT/MARTIN; NOES: NONE; ABSTAIN: PYLE/KENNETT; ABSENT: NONE.

APRIL 4, 2002 BOARD MEMBERS KENNETT/PYLE MOTIONED TO APPROVE THE MINUTES OF THE APRIL 4, 2002 MEETING ON A VOTE OF 3-0-1-0 AS FOLLOWS: AYES: KENNETT, MARTIN, PYLE; NOES: NONE; ABSTAIN: FRUIT; ABSENT: NONE.

ARCHITECTURAL REVIEW BOARD MINUTES

APRIL 18, 2002

PAGE -2-

OLD BUSINESS:

1. **SITE REVIEW, SR-00-23: MONTEREY-VISION OF WRIGHT/OAK GLEN PLAZA:** A request for site, landscape and architectural plan approval for the construction of an approximate 2,380-sf building addition to the existing 7,200-sf Oak Glen Plaza. The subject site is approximately 36,600 sf. and is located at the southwest corner of Monterey Rd. and Wright Ave. (APN 764-13-075)

BOARD MEMBERS FRUIT/MARTIN MOTIONED TO APPROVE RESOLUTION 02-01 WITH OTHER CONDITION X-11 ITEM NO. 6 MODIFIED TO READ AS FOLLOWS:

6) identify areas where existing pavement will be replaced with landscaping with a note stating the following, "Pavement to be removed and compacted soil to be excavated and soil to be loosened to 70% compaction,"

THE MOTION PASSED BY THE FOLLOWING VOTE:

AYES: FRUIT, MARTIN, PYLE

NOES: NONE

ABSTAIN: KENNETT

ABSENT: NONE

BY CONSENSUS OF THE BOARD ITEM 3 WAS MOVED UP ON THE AGENDA.

3. **SITE-REVIEW, SR-01-29: E. CENTRAL-MORGAN LANE:** A request for approval of an elevation and landscape plan details for a 41-unit single family subdivision on a 16.068 acre parcel, located north and south of E. Central Ave., west of Butterfield and east of Serene Dr. (APN 726-20-003, 726-28-001 & 002)

BOARD MEMBERS KENNETT/MARTIN MOTIONED TO CONTINUE THE APPLICATION TO THE MAY 1 MEETING.

THE MOTION PASSED BY THE FOLLOWING VOTE:

AYES: FRUIT, KENNETT, MARTIN, PYLE

NOES: NONE

ABSTAIN: NONE

ABSENT: NONE

ARCHITECTURAL REVIEW BOARD MINUTES

APRIL 18, 2002

PAGE -3-

2. **SITE REVIEW, SR-01-26: LLAGAS-DELCO:** A request for approval of landscape plans for the Monte Villa and Twin Oaks developments proposed on the south side of Llagas Rd. and the west side of Hale Ave., respectively.

BOARD MEMBERS KENNETT/PYLE MOTIONED TO APPROVE BY MINUTE ACTION THE LANDSCAPE AND DRIVEWAY DETAILS AS PRESENTED BY THE APPLICANT AND REQUESTING STAFF TO VERIFY THE TRANSITION IN HEIGHT OF THE PLANT MATERIAL BETWEEN THE DRIVEWAYS AS PART OF THE BUILDING PERMIT REVIEW.

THE MOTION PASSED BY THE FOLLOWING VOTE:

AYES: FRUIT, KENNETT, MARTIN, PYLE

NOES: NONE

ABSTAIN: NONE

ABSENT: NONE

OTHER BUSINESS:

4. **DISCUSSION OF DESIGN REVIEW ORDINANCE AND ARCHITECTURAL REVIEW HANDBOOK:**

THE BOARD REQUESTED A REVIEW OF THE PRELIMINARY DRAFT OF THE HANDBOOK PRIOR TO THE CITY COUNCIL'S REVIEW OF THE PRELIMINARY DRAFT HANDBOOK.

ANNOUNCEMENTS:

ADJOURNMENT: There being no further business, Chair Fruit adjourned the meeting at 8:20 p.m.

MINUTES PREPARED BY:

TERRY LINDER